

NOTICE OF APPLICATION

Project Summary: Located near the future intersection of Futura and Offner Roads, east of Myra Road, this proposal includes developing approximately 4.11 acres of vacant land into storage unit facilities and an office building.

Notice is hereby given on this date: **March 8, 2023**, that the application/proposal described in this notice has been filed with the City of Walla Walla. The application/proposal may be reviewed at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, WA 99362 or visiting the city's website at [www.wallawallawa.gov. https://www.wallawallawa.gov/government/development-services/public-notice](https://www.wallawallawa.gov/government/development-services/public-notice)

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any.

The City of Walla Walla Development Services Department is using the optional threshold determination process under the State Environmental Policy Act (SEPA), authorized by WAC 197-11-355. The application comment period may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. The SEPA responsible official has preliminarily determined that the proposal is subject to threshold determination requirements and the responsible official expects to issue the following threshold determination: Determination of Non-Significance (DNS).

The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal:

- The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement, issued May 22, 2018
- Geotechnical Report, dated January 24, 2023
- Site Plan, dated January 2023
- Submitted SEPA checklist, dated January 27, 2023

These documents are located at the offices of the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an Environmental Impact

Statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant: Hyperion LLC, PO Box 49, Milton Freewater, OR, 97862
2. Application filing date: January 27, 2023
3. Date that application was determined to be substantially complete: January 27, 2023
4. Location of proposed action: Future intersection of Offner and Futura Roads
5. Description of proposed action: State Environmental Policy Act (SEPA) review for Myra-Futura Road Mini-Storage Facility. The proposal includes developing approximately 4.11 acres of vacant land into storage unit facilities and an office building.
6. Comprehensive plan map designation(s) for the locations: Master Planned Community
7. Zoning map designation(s) for the locations: Urban Planned Community (UPC)
8. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362 or via email to permits@wallawallawa.gov
Comments must be received by the Development Services Department before 5:00 p.m. on the following date: March 27, 2023.
9. **No public hearing will be held.**
10. The following listed permits and/or authorizations have been requested in the application: Site Plan Review Committee approval, Grading and Building permits.
11. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: None identified.
12. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level II review process.
13. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 19, 20, and 21.
14. The City of Walla Walla is reviewing the application for consistency with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement.
15. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: City of Walla Walla Public Works, City of Walla Walla Development Services, and Washington State Department of Ecology.
16. At this time, the Applicant has been requested to provide the following additional information and/or studies: None at this time.

17. The City of Walla Walla has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: Individuals who filed a special notice request with Development Services.
18. **SEPA lead agency: City of Walla Walla**
19. The SEPA responsible official has preliminarily determined that the proposal is subject to SEPA threshold determination requirements, and the responsible official expects to issue the following threshold determination: Determination of Non-Significance (DNS).
20. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: mitigation measures have not been identified at this time.
21. Application materials and other documents referenced above are located at the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan, Walla Walla 2040 & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated above.
22. **For additional information please contact the City of Walla Walla Development Services at 55 E Moore St., Walla Walla, WA 99362: (509) 524-4710.**